



SOUTH QUINTINESPIE
LAURIESTON, CASTLE DOUGLAS

Galbraith



SOUTH QUINTINESPIE, LAURIESTON, CASTLE DOUGLAS

An attractive smallholding in desirable rural location.

Castle Douglas 6.7 miles ■ Dumfries 23 miles ■ Carlisle 57 miles

Acreage 23.85 hectares (56.5 acres)

Guide Price £550,000

- 2 reception rooms, 4 bedrooms
- Traditional farmhouse
- A range of farm buildings
- Peaceful location with far reaching countryside views
- Rough Grazing, permanent pasture & low lying meadow land.

FOR SALE AS A WHOLE

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com





SITUATION

South Quintinespie is situated just on the outskirts of Laurieston. There is a bus service to Castle Douglas several times a day, which passes the road end of South Quintinespie. Laurieston has a small art gallery which serves coffee and cake, and Belymack Red Kite Feeding Station sits opposite the property. On the edge of the village sits a memorial to S R Crockett the 19th and early 20th Century novelist who was born in Balmaghie. The village sits close to Laurieston Forest, part of the Galloway Forest Park, which has parking and walks. The RSPB Ken-Dee Marshes Nature Reserve is just a short drive from South Quintinespie.

The nearby market town of Castle Douglas has a good range of shops, supermarkets, and other services, and is designated Dumfries and Galloway's Food Town. The regional capital of Dumfries offers a wider range of shops, retail outlets and services including the Dumfries and Galloway Royal Infirmary.

Communications to the area are very good, with a regular weekday bus service from the village to Castle Douglas and onward travel to towns across the region from Castle Douglas including Dumfries, Dalbeattie and Kirkcudbright. Railway stations in both Dumfries and Lockerbie, providing connections to both North and South. The M74 motorway is about 50 miles distant allowing easy access north and south. Regular flights to parts of the UK and Ireland as well as continental Europe depart from Prestwick Airport, which is 53 miles to the north. Both Glasgow and Edinburgh, which have international airports are around 89/ 120 miles respectively.

DESCRIPTION

South Quintinespie offers a rural package of great appeal and adaptability to the new buyer and their specific needs. Occupying a peaceful rural location with far reaching countryside views on the edge of the village of Laurieston near to the Red Kite Feeding Station. The farmhouse offers deceptively spacious accommodation over two levels with double glazing, electric storage heating and hot water tank with back boiler. The sitting room houses a wood burning stove for the cooler seasons with an open fire to the living room. The kitchen dining area provides the hub of the home and offers a sociable space to meet as a family or entertain. Beyond the kitchen is a utility room,



storage cupboard and modern fitted shower room with entrance porch leading to the garden at the rear. From the kitchen the accommodation continues with a living room and open fire, bedroom with storage and sitting room with wood burning stove. On the first floor 2 bedrooms with views over the countryside, a large storage cupboard and master bedroom suite with shower completes the accommodation offering. The garden to the rear offers a greenhouse and space suitable for growing your own veg. As a whole South Quintinespie offers an attractive lifestyle package with a range of outbuildings (listed below) and with 56.5 acres there is great scope to develop as a small livestock holding, tourism or equestrian property (all dependant on relevant planning). There is scope for the outbuildings to be developed or adapted to incorporate an extension to the existing farmhouse.

South Quintinespie offers an attractive package and is of a type which is of continued demand and rarely available within the area.

METHOD OF SALE

South Quintinespie is offered for sale as a whole.

South Quintinespie

Farmhouse

South Quintinespie Farmhouse is a traditional stone built farmhouse under a slated roof. The accommodation over two floors comprises:

Ground Floor:

Entrance Porch. Utility Room. Larder Cupboard. Family Bathroom. Kitchen/Dining. Snug. Bedroom. Sitting Room.

First Floor:

Master Bedroom with En suite shower. Bedrooms x2.

Farm Buildings

South Quintinespie is well equipped with a range of outbuildings with a sizeable yard area adjacent to the buildings & farmhouse. The farm buildings comprise:

Coal Shed (2.3m x 5.1m)

Barn/Workshop (12.18m x 5.67m)
Stone/Brick built, Concrete flooring.

Bike Shed (2.7m x 5.9m)
Sliding door with padlock.

Sheep Shed (11.9m x 10.8m)
Concrete panel walls. Corrugated roofing. Concrete Flooring.
Circular pen race with 3 holding pens.

Car Port (7m x 8.8m) Open fronted concrete block construction and concrete flooring.

Hay/Straw Shed (8.68m x 18.2m)
Earth/Concrete Flooring

Adjoining

Lambing Shed (18.3m x 5.89m)

Stall Shed (21m x 4.9m) Brick Built. Concrete Floor. Connects to:

Sheep Shed (7.94m x 7.46m) Brick built/concrete floor. Door to field. Walk through pens/sheep feeders.

Lean to stick sheds: 3.6m x 2.2m.

Stick Shed (at end): (3.2m x 1.6m)

Tank House/Store (4.62m x 3.4m)

Dog Kennels/Chicken Shed



The Land

South Quintinespie extends to approximately 56.5 acres (23.85ha), lying to the south of the public road with a farm track leading directly to the farmhouse and buildings. The fields are mainly accessed from the internal farm track towards the entrance or through the steading to the enclosures beyond with further field-to-field access. The land at South Quintinespie is classified as Grade 4(1) to 5(3) according to the James Hutton Institute. The land is used for grazing and is bound by post & rylock fencing and dry-stone dykes with mature trees and hedges to define field parcels. The land is gently undulating and is of a scale which would suit a small livestock farmer or for equestrian purposes.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
FARMHOUSE	Mains	Septic Tank	Mains	Back Boiler / Electric Heating	Band D	Freehold	F 28

IACS

All the farmland is registered for IACS purposes and the farm code is 490/0067

NITRATE VULNERABLE ZONE (NVZ)

The land at South Quintinespie is not included within a Nitrate Vulnerable Zone.

RIGHTS OF WAY

A Right of Way exists as an alternative access for the neighbouring Drumbreck. This is not currently exercised.

BASIC PAYMENT SCHEME (BPS) 2019

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements will be available for sale by separate negotiation. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any BPSE Payments relating to the 2024 scheme year will be retained by the Seller. If applicable, the Purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) for the remainder of the scheme year.

The Seller may enter discussions with the Purchaser(s) to transfer the right to receive the Basic Payment Scheme (BPS) Entitlements in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

LOCAL AUTHORITY

Dumfries & Galloway Council

MINERALS

The mineral rights are included. In so far as these rights form part of the property title they are included within the sale

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in the sales particulars.

POST CODE

DG7 2PL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: DESTINED.PILLOW.REINVEST

SOLICITORS

Gillespie Gifford & Brown
Castle Douglas

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI-MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

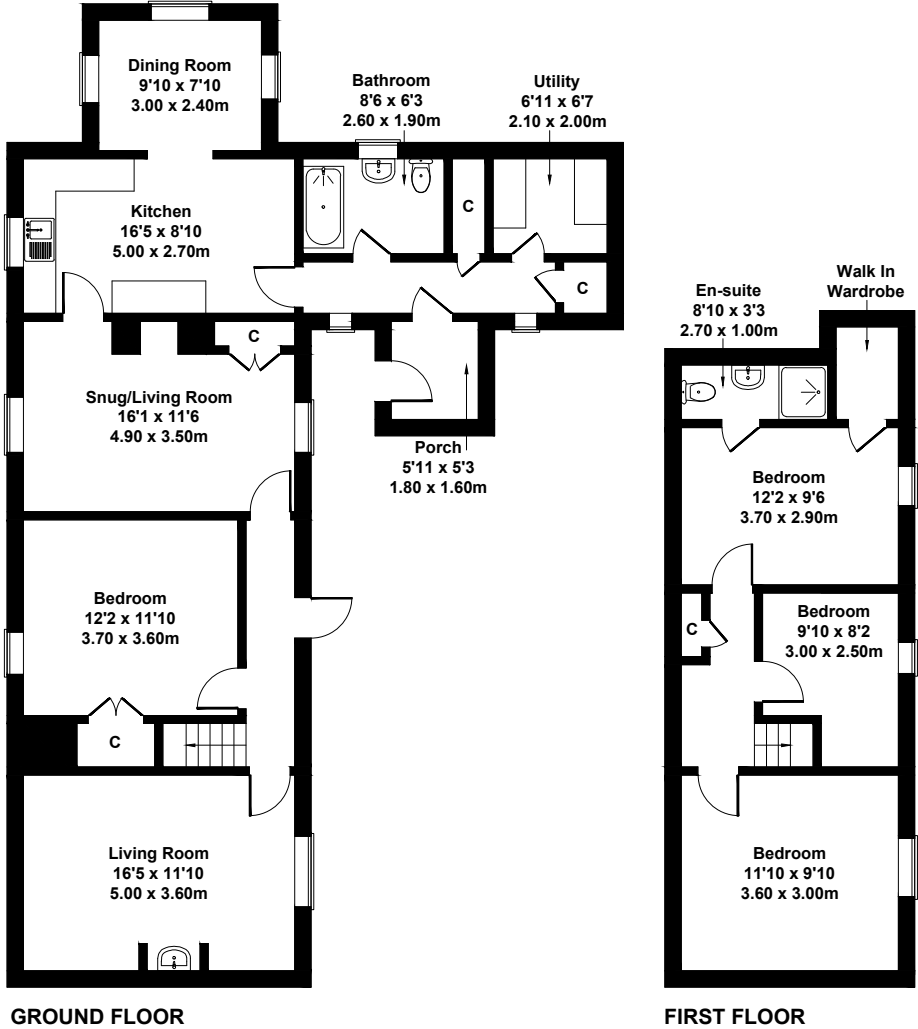
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Rose Nash in our Galbraith Castle Douglas office on 01556505346 Email: rose.nash@galbraithgroup.com

South Quintinespie, Laurieston

Approximate Gross Internal Area
1582 sq ft - 147 sq m



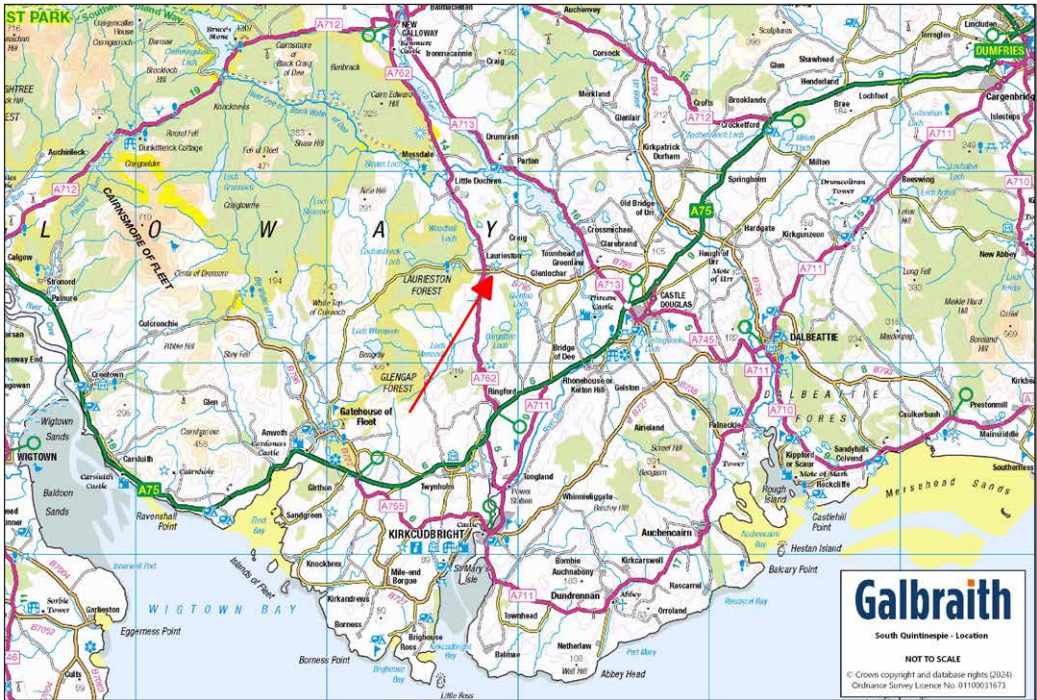
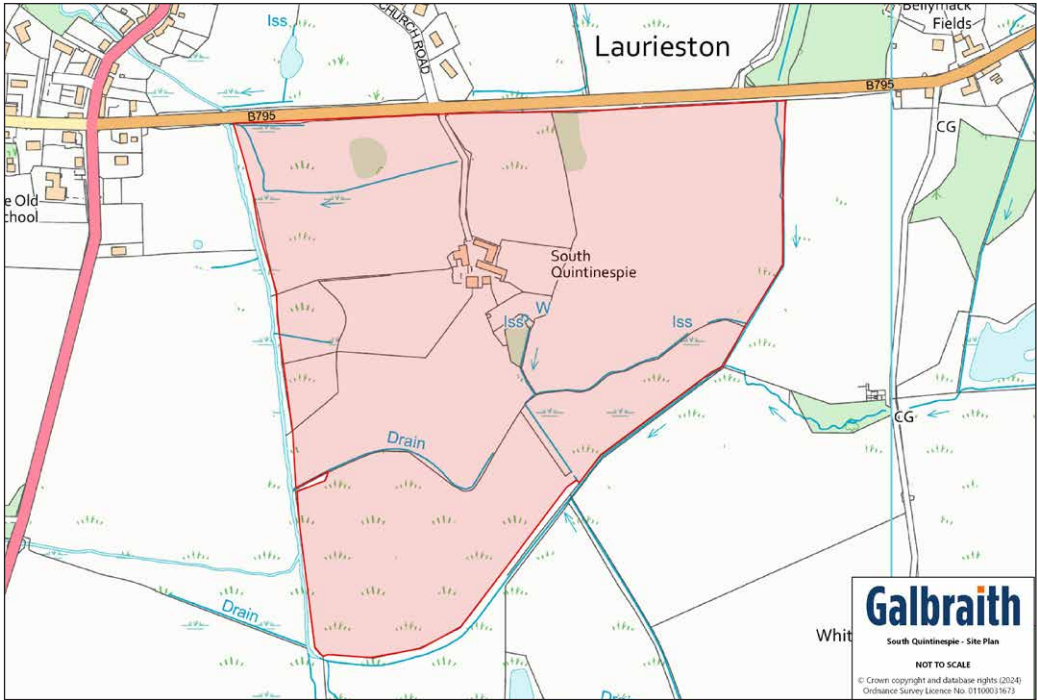
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024







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